SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants*:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

The help links in this checklist are intended to assist users in accessing guidance on the checklist questions. Links are provided to the specific sections of the guidance applicable to the questions. However, the links may not work correctly on all devices. If the links do not work on your device, open the guidance at www.ecy.wa.gov/programs/sea/sepa/apguide/EnvChecklistGuidance.html and navigate to the appropriate section.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [help]

1. Name of proposed project, if applicable:

Building Permit for 112 unit apartment complex and 9,900 square feet of storage space and rental office.

2. Name of applicant:

Same Investment Co LLC
636 120th Ave NE Suite A200
Bellevue, WA 98005

3. Address and phone number of applicant and contact person:

Jeff Burdette (425)-268-1143

PO Box 996

Monroe, WA 98272

4. Date checklist prepared:

March 28, 2016

5. Agency requesting checklist:

City of Monroe

6. Proposed timing or schedule (including phasing, if applicable):

July 1st, 2016 – Begin construction of Phase 1 - Up to 36 units and installation of underground utilites for the complex.
October 2016 – Begin construction of Phase 2 – 60 units
Spring 2017 – Construction of office, storage, and remaining apartment units.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical Report Completed – Associated Earth Sciences

Traffic Study- SnoCo Traffic Studies – Todd Pollock

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? NO

10. List any government approvals or permits that will be needed for your proposal, if known.

None

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The applicant is applying for a building permit in order to construct a 112 unit apartment complex consisting of 9 apartment buildings of approximately 12,000 square feet each, covered parking spaces to accomdate approximately 120 vehicles, and approximately 9,900 square feet of single story storage units with a leasing office for use by area tenants.

The property is approximately 10.33 acres which includes about 1 acre of pond surface.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project is located at 18727 Blueberry Lane Monroe, WA 98272.
Tax parcel number: 27060100206000

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

THE SITE IS FLAT

b. What is the steepest slope on the site (approximate percent slope)?

Approximately 2 percent other than the 30 percent slopes going into the pond surface.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any

agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

A geotechnical report has been prepared by Associated Earth Sciences. The southern half of the property, without fill, is underlain by 10 feet plus of granular pit run. The northern half of the property previously excavated for pit run to approximately 15 feet is mostly composed of structural fill compacted to 95 percent.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Currently, under current grading permit, fill material is being imported from local construction sites and is being placed and compacted to grading permit specifications.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Vegetation is mostly removed from the site and grass seed has been planted in areas not currently being worked under the grading permit referenced above. Erosion control systems are in place to prevent run off leaving the property and dust control during the Spring and Summer will be required.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

It is estimated that approximately 55 percent of the site would be impervious:
- Approximately 4.1 acres of paving areas for parking and access
- Approximately 1.3 acres of rooftops

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Storm water pollution prevention plans will be prepared as part of the drawings for construction permitting. It will include erosion control. BMP's will be installed prior to any clearing, they may include but not be limited to: silt and clearing limits marking, collection swales, sedimentation ponds, temporary seeding and plastic covering.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Short term emissions would be construction vehicle exhaust and dust from exposed surfaces. Long term emissions would be typical of a residential multi-family apartment complex.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust control as required during construction. Apartment units will be constructed per current energy codes. Vehicle emissions are monitored by the WA State DOL.

3. **Water**

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Approximately 1 acre of the property is a manmade stormwater retention pond. The pond has no inflow or outflow to neighboring properties or other water bodies. The pond has been on site for approximately 20 years and will remain in place to be used for storm water retention and infiltration.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described
waters? If yes, please describe and attach available plans.

Apartment unit buildings will be built within 40 feet of the storm water pond

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected.
Indicate the source of fill material.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water will be leaving the site.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. NO

6) Does the proposal involve any discharges of waste materials to surface waters? If so,
describe the type of waste and anticipated volume of discharge.

NO

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

NO

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NONE

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The primary source of water runoff will be from rainfall
The secondary source of water runoff will be from overwatering of landscape areas adjacent to city sidewalks. Parking lot and access road runoff will be collected in catch basins and conveyed to water treatment prior to discharge into the pond or ground infiltration systems. The roof runoff will be collected in roof drain collections and discharged directly into the bioswales prior to being discharged into the pond.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No, it is anticipated that a bio filtration swale will be installed to treat the site storm water prior to discharge from the site into the shared storm water pond.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Yes, current grading runoff is collected in a sediment pond. The proposed construction will restore vegetation areas and process storm water from paved areas.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Storm water quality will be mitigated by construction of a bio filtration swale, storm water quantity will be mitigated by discharging to the shared storm water pond on site.

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

__X__deciduous tree: alder, maple, aspen, other
__X__evergreen tree: fir, cedar, pine, other
__X__shrubs
__X__grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The site is primarily bare soil seeded and covered with straw for erosion control purposes. Remaining trees are planted in landscape areas and will most likely be removed and replaced.

c. List threatened and endangered species known to be on or near the site.
None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Street trees will be planted along the roadway, lawns and landscaping will be planted in open space areas and required landscape areas.

e. List all noxious weeds and invasive species known to be on or near the site.

Some blackberries and scotch broom.

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Hawks, herons, songbirds, crows, ducks.
Dogs, cats, rabbits, rodents.
Koi, frogs, and catfish.

b. List any threatened and endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any:

Preservation and enhancement of remaining storm water retention pond for ducks, koi, heron, frogs, and other fish.

f. List any invasive animal species known to be on or near the site.

None

6. **Energy and Natural Resources** [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electiricty for lighting, heat pumps, and general use, natural gas for fireplaces.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NO

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The buildings will be constructed to meet current local and national building codes.

7. **Environmental Health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.
None known

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. *None Known*

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
Construction equipment will require fuel and lubricants. After construction, the storage of fuels and oils will likely be done by individual tenants on a much smaller scale.

4) Describe special emergency services that might be required. *None*

5) Proposed measures to reduce or control environmental health hazards, if any: *Storage of fuel and lubricants during construction shall be in accordance with the department of Ecology Best Management Practices.*

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *The site is located near Highway 2 and the BNSF Railway*

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. *Short term noise would be from construction equipment and generally be limited to specific hours per the City of Monroe requirements*

3) Proposed measures to reduce or control noise impacts, if any: *Construction noise limited to work hours*

8. **Land and Shoreline Use** [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. *The site is zoned for residential multifamily. Adjacent developed properties are of similar construction and pupose.*

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? *Vacant non-agricultural land for 15+ years*

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No

c. Describe any structures on the site. *No structures on site*

d. Will any structures be demolished? If so, what? No

e. What is the current zoning classification of the site? MR6000

f. What is the current comprehensive plan designation of the site?
Multifamily

g. If applicable, what is the current shoreline master program designation of the site? N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. No

i. Approximately how many people would reside or work in the completed project? *At 2.5 per apartment unit , about 280 people would reside at the development*

j. Approximately how many people would the completed project displace? None

k. Proposed measures to avoid or reduce displacement impacts, if any: None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *Recent rezone of the property and City of Monroe review*

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: None

9. **Housing** [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *112 units of middle income housing will be provided*

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None

c. Proposed measures to reduce or control housing impacts, if any: None

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *The maximum allowable building height is 35 feet. The principal exterior building material will vinyl siding*

b. What views in the immediate vicinity would be altered or obstructed? None

g. Proposed measures to reduce or control aesthetic impacts, if any:

Street trees and typical landscaping required for the development

11. **Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *Evening hours: parking lot security lighting and vehicle traffic*

b. Could light or glare from the finished project be a safety hazard or interfere with views? No

c. What existing off-site sources of light or glare may affect your proposal? *Highway 2, school sports fields ans railroad*

d. Proposed measures to reduce or control light and glare impacts, if any: *Monroe lighting standards and landscaping*

12. **Recreation** [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?
Small city park approximately 1500 feet away and school athletic fields

b. Would the proposed project displace any existing recreational uses? If so, describe. No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: *On site open space for park like activities for residents.*

13. **Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. None

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. No

c.
Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. Structures adjacent to and near the site were built within the last 30 years. The entire site was cleared and excavated for fill material approximately 20 years ago.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]
As work proceeds, if anything of historic or archeological importance is uncovered, the operator will comply with state and federal requirements for identification and preservation.

14. **Transportation** [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. *Blueberry Lane lies along the southern property line. An existing easement road off of Blueberry lane will also serve as access to the site.*

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? *A bus stop serves the area approximately 400 feet away from the site.*

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? *A minimum of 224 parking spaces will be added. No eliminations*

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). No

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

SnoCo Traffic Studies – 77 Trips per day

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No

h. Proposed measures to reduce or control transportation impacts, if any: *Payment of traffic fees to the city of Monroe*

15. **Public Services** [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. Yes addition of 112 new homes will impact fire,police, schools, healthcare

b. Proposed measures to reduce or control direct impacts on public services, if any. *Payment of required fees*

16. **Utilities**

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
Water- City of Monroe
Electricity-PUD
Gas – Puget Sound Energy
Phone- Verizon
Cable- Comcast

C. Signature [help]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee __Jeff Burdette_____

Position and Agency/Organization _Site Contact_____

Date Submitted: __April 1, 2016_____

D. supplemental sheet for nonproject actions [help]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.